170.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,085,000 / 1,085,000
					USE VALUE:	1,085,000 / 1,085,000
					ASSESSED:	1,085,000 / 1,085,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARBER MICHAEL S/ TRUSTEE
Owner 2:	100 PARK AVENUE TRUST
Owner 3:	
Street 1:	100 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GARBER MICHAEL S -
Owner 2:	-
Street 1:	100 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as Res. / Comm. with a Multi-Conver Building built about 1930, having primarily Aluminum Exterior and 3536 Square Feet, with 4 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4385.550	436,215		269,035	705,250
340	2361.450	234,885		144,865	379,750
Total Card	0.155	671,100		413,900	1,085,000
Total Parcel	0.155	671,100		413,900	1,085,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.84 | /Parcel: 306.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113022

GIS Ref

GIS Ref

Insp Date 05/25/18

Parcel ID 170.0-0007-0006.0

!13175!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	671,100	0	6,747.	413,900	1,085,000		Year end	12/23/2021
2021	013	FV	640,100	0	6,747.	413,900	1,054,000		Year End Roll	12/10/2020
2020	013	FV	640,100	0	6,747.	413,900	1,054,000	1,054,000	Year End Roll	12/18/2019
2019	013	FV	512,600	0	6,747.	413,900	926,500	926,500	Year End Roll	1/3/2019
2018	013	FV	512,600	0	6,747.	366,600	879,200	879,200	Year End Roll	12/20/2017
2017	013	FV	481,800	0	6,747.	307,500	789,300	789,300	Year End Roll	1/3/2017
2016	013	FV	481,800	0	6,747.	307,500	789,300	789,300	Year End	1/4/2016
2015	013	FV	404,900	0	6,747.	266,100	671,000	671,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:20:35

LAST REV

Date	Time
07/10/19	11:19:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13175

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARBER MICHAEL	61107-354		1/31/2013	Convenience	1	No	No		
	21341-386		8/1/1991		275,000	No	No		Q

USER DEFINED

Prior Id # 1:	113022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2002	912	Manual	22,000					REPLACE LAB PAINT,

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2019	I & E Return	JO	Jenny O
5/25/2018	MEAS&NOTICE	HS	Hanne S
6/20/2017	I & E Return	EMK	Ellen K
5/13/2016	I & E Return	MM	Mary M
4/7/2009	Info At Door	201	PATRIOT
6/12/2000	Meas/Inspect	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6747		Sq. Ft.	Site		0	70.	0.88	8			Med. Tr	-5					413,903	340	35				413,900	

Total AC/HA:	0.15489	Total SF/SM:	6747	Parcel LUC:	013	Res. / Comm.	Prime NB Desc	ARLINGTON	Total: 413,903	Spl Credit	Total: 413,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:	340	Alt %:	35
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	35
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	5	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94694567
Const Adj.:	0.98752499
Adj $ / SQ:	158.973
Other Features:	169434
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	972651
Depreciation:	301522
Depreciated Total:	671129

COMMENTS

OF=5 SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	3	1	M

Totals		
3	9	3

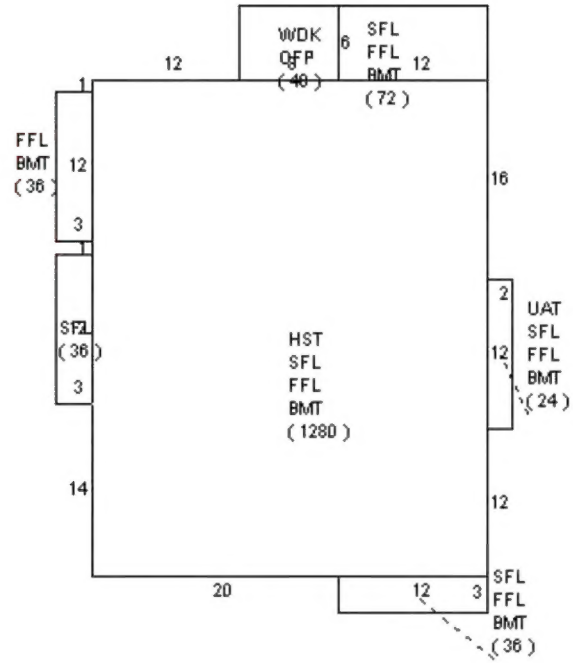
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.36
Special Features:	0	Val/Su Net:	131.95
Final Total:	671100	Val/Su SzAd	189.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,448	47.690	69,058
FFL	First Floor	1,448	158.970	230,192
SFL	Second Floor	1,448	158.970	230,192
HST	Half Story	640	158.970	101,742
OFP	Open Porch	48	43.450	2,086
WDK	Deck	48	15.800	758
UAT	Upper Attic	6	63.590	382
	Net Sketched Area:	5,086	Total:	634,410
Size Ad	3536	Gross Area	5744	FinArea 3536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	OFC	100	A	1

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

170.0-0007-0006.0

IMAGE

AssessPro Patriot Properties, Inc